

# James Thomson & Son

## SOLICITORS & ESTATE AGENTS

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### LOWER WEST FLAT, BRUCE BUILDINGS, FALKLAND.



ATTRACTIVE GROUND FLOOR 1 x BEDROOM FLAT WITH  
GARDEN & LARGE OFF STREET PARKING AREA

OFFERS IN EXCESS OF £175,000 INVITED



LOWER WEST FLAT,  
BRUCE BUILDINGS,  
HIGH STREET,  
FALKLAND







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## DESCRIPTION

This attractive & spacious, move in ready, 1 x Bedroom Ground floor flat with garden and ample off street parking, is located in a quiet and popular neighbourhood, close to schools, shops, bus routes, parks, Falkland Palace and all amenities.

The property itself benefits from gas fired central heating throughout and is offered for sale complete with all fitted carpets, floorcoverings, blinds, fixtures and fittings.

## ACCOMMODATION

All dimensions are at widest points.

**LIVING ROOM:** 17'10" x 11'5" (NW Corner)

**KITCHEN:** 9'9" x 7'7" (S Side)

**VESTIBULE:** 6'3" x 3'8"

**HALLWAY:** 10'11" x 8'10"

**BATHROOM:** 5'6" x 6'9" (SE Corner)

**BEDROOM ONE:** 11'2" x 7'11" (N Side)

**COUNCIL TAX** Band B

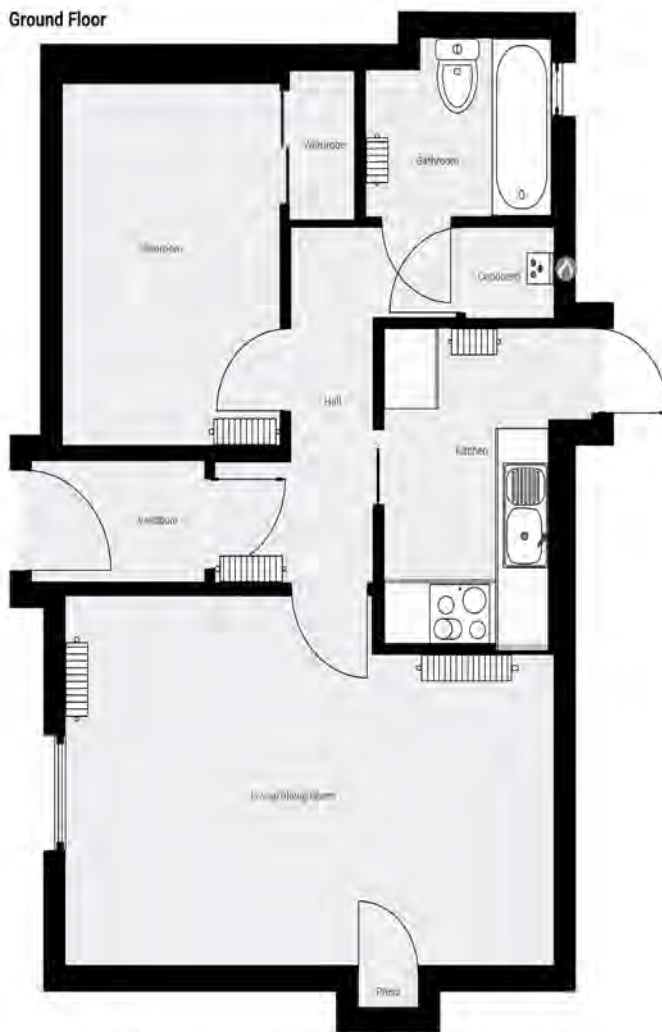
**BROADBAND** Up to 140Mb/s

**HEATING** Gas fired central heating.

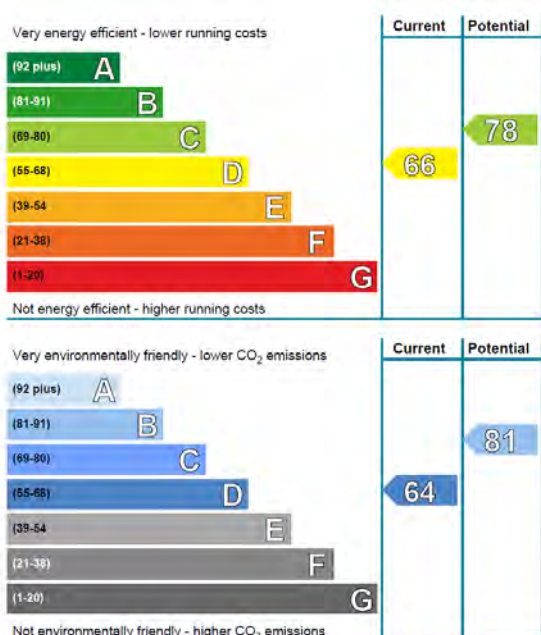
**ENTRY** Early entry can be given.

**TO VIEW** Apply to Selling Agents.

**OFFERS** In excess of £175,000 are invited.



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